

Planning FAQ sheets

RURAL RESOURCE ZONE



What is a Rural Resource Zone?

The Rural Resource Zone is characterised by productive farm land, scattered housing and natural areas. The Rural Resource Zone is generally located outside existing urban areas and comprises land with widely varying lot sizes.

What is the purpose of this zone?

This zone aims to provide land for agricultural use or uses that do not constrain or conflict with resource development. Provision is made for development that is compatible with primary industry as well as environmental and landscape values.

Example of Rural Resource Zone mapping



How do I check if my land is zone Rural Resource?

State wide planning mapping can be accessed online at LISTmap. You can also find a link to the zoning mapping on our website under [My Property, Planning](#).

What can I expect to see in this zone?

The Break O'Day Interim Planning Scheme 2013 provides a "Use Table" for the Rural Resource Zone that identifies Use Classes and the level of assessment they require. You can find the Scheme on our website under [My property, Planning](#).

What information do I need to provide with a development application?

[Please refer to Council's Information Sheet How to Lodge](#). We may also require your application to address the following Codes.

E1.0 Bushfire-Prone Areas Code

A Bushfire Management Plan (BMP) may be requested in order to consider any native vegetation removal required to facilitate the development.

E8 Biodiversity Code

This code applies to the use or development of land:

- within the area identified as priority habitat on the planning scheme maps; Development would be expected to be outside of any area identified as priority habitat; or
- for the removal of native vegetation

Any site plan should clearly demonstrate any native vegetation requiring removal to facilitate the development (including vegetation removal for bushfire management purposes) including quantity and type. If applicable, a planning scheme response to the Biodiversity Code will need to accompany your application.

E9 Water Quality Code

This code applies to use or development of land within 50m of a wetland or watercourse. If applicable, your application will need to provide a planning scheme response to the code.

E16 Onsite Wastewater Management Code

This code applies to use and development for which reticulated sewerage services are not available or capable of being connected. If applicable, a response to the Code will be required. A site and soil evaluation of the site prepared by a suitably qualified person may also be required to assist with addressing the planning scheme.

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Can I build a dwelling in the Rural Resource Zone?

Any application for establishing a single dwelling in the Rural Resource Zone on a vacant site will be a Discretionary use. This may require a report from a suitably qualified person e.g; agronomist to demonstrate how the development satisfies the planning scheme. An on-site wastewater report demonstrating wastewater treatment for the proposed dwelling may also be required.

Exemptions

Please refer to the Planning Scheme. Section 5.3.6 buildings and works in the Rural Resource Zone, contained within Table 5.3 Exempt building or works, details any exemptions within the Rural Resource Zone.

More Information

The assessment criteria for use and development in the Rural Resource Zone can be found in Part 26 of the Scheme.

You can access Council's Planning Scheme on our website under [My Property, Planning](#) by clicking here or type in the following address into your web browser.



Photo: Pyengana Dairy - Courtesy of FLOW MTB